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# **M E M O R A N D U M**

## **Rutherford County Regional Planning Commission**

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**DATE:** September 24, 2014  
**TO:** Rutherford County Public Works Committee and Board of Commissioners  
**FROM:** Doug Demosi, Planning Director  
**RE:** Rutherford County Regional Planning Commission Activity Report

The Rutherford County Regional Planning Commission did not have any rezoning applications to consider for the month of September. There will be no rezoning public hearings for the Board of Commissioners at their October 16, 2014 meeting. The following items are included in this report:

- A. Planning Commission Activity Report for the September 22, 2014 meeting**
- B. Board of Zoning Appeals Activity Report for the September 10, 2014 meeting**

If you have any questions, please let me know.

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# **M E M O R A N D U M**

**Rutherford County Regional Planning Commission**

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**DATE: SEPTEMBER 24, 2014**

**TO: PUBLIC WORKS COMMITTEE AND BOARD OF COMMISSIONERS**

**FROM: RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION**

**SUBJECT: SITE PLAN/PLAT APPROVALS AT THE SEPTEMBER 22, 2014 MEETING OF THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION**

<b>Subdivision Plats/Site Plans</b>	
Lewis Downs, Section 2 Preliminary Plan (14-1008)	Site Details: 19 lots on 8.8 acres, zoned RM  Applicant: Stewart Springs LLC Location: Off of Rock Springs Midland Road
Curtis Williamson Final Plat (14-2036)	Site Details: 1 lot on 1.66 acres, zoned RM Applicant: Larry Sims Location: Manchester Highway and East Gum Road
Fanelli Property, Lot 1 Final Plat (14-2063)	Site Details: 1 lot on 5.11 acres, zoned RM Applicant: William and Dawn Fanelli Location: 3792 Drake Lane
George Faulk Final Plat (14-2064)	Site Details: 3 lots on 30.98 acres, zoned RL Applicant: Chris Hillis Location: Off of Shelbyville Pike
Cold Saturday Farm, Lot 11 Final Plat (14-2065)	Site Details: 1 lot on 1.12 acres, zoned RL Applicant: Bob and Shirley Masteller Location: Threet Road
Colonial Estates, Section 12 Phases 1i and 3a Final Plat (14-2066)	Site Details: 10 lots on 3.78 acres, zoned RM Applicant: Tennmo Properties, LLC Location: East of Shelbyville Pike
Heatcraft, Inc. Site Plan (14-3022)	Site Details: 20,000 square feet of warehouse space on 13.6 acres zoned Light Industrial (LI)  Applicant: Robert Stroop Location: 315 Murfreesboro Street

# RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting September 10, 2014

Location Commission Chambers, 2<sup>nd</sup> Floor, Historic Courthouse



## PUBLIC WORKS REPORT

- I. Call to Order: 4:30 PM
- II. Pledge of Allegiance
- III. Roll Call & Determine Quorum
- IV. Approval of July 9, 2014 Meeting Minutes

Motion to Approve as Presented

Motion Carried (Unanimous Voice Vote)

**JULY 9, 2014 MINUTES WERE APPROVED**

- V. New Business

**A. Benchmark Companies LLC – BZA 2014-054**

Location: 5555 Miller Road, Map No.:156, Parcel: 46.05, Request for variance relief from the development standard requiring paved parking on a property located in the EAC, Employment Activity Center zoning district.

Motion to Deny because the applicant knew the requirements when he submitted his site plan for review.

Motion Carried (5 For, 0 Against)

**REQUEST WAS DENIED**

**B. Kevin Ray Buck – BZA 2014-055**

Location: 3815 John Bragg Highway, Map No.:104, Parcel: 120.02, Request for temporary special exception approval for a seasonal attraction on a property located in the RM, Medium Density Residential zoning district.

Motion to Approve As Presented by Staff

Motion Carried (5 For, 0 Against)

**REQUEST WAS APPROVED**

**C. Jason Bradford – BZA 2014-056**

Location: 2987 Holly Grove Road, Map No.:24, Parcel: 69.02, Request for special exception approval for the establishment of an accessory structure before the principal structure for a property located in the RL, Low Density Residential zoning district.

Motion to Approve as Presented by Staff

Motion to Approve with Condition That Home Be Built Within Two Years

**REQUEST WAS APPROVED WITH CONDITION**

**D. W.R. Thompson – BZA 2014-057**

Location: West Jefferson Pike, Map No.:36, Parcel(s): 47.04 and 25.08, Request for special exception approval for the establishment of a mini-storage business upon a property located in the CS, Commercial Services zoning district.

Motion to Approve with Condition that Plan Must Meet Site Plan Requirements

Motion Carried (5 For, 0 Against)

**REQUEST WAS APPROVED WITH CONDITION**

**E. Nicholas Mangrum – BZA 2014-058**

Location: 3724 Leanna Road, Map No.:58, Parcel: 22.02, Request for special exception approval allowing the establishment of a major home based business involving lawn maintenance services upon a property located in the RM, Medium Density Residential zoning district.

Motion to Approve for 1 Year with Conditions of Maximum of 2 Business Vehicles on Site at One Time and Requirement to Return to Board After 1 Year

Motion Carried (5 For, 0 Against)

**REQUEST WAS APPROVED WITH CONDITIONS**

**F. Scott Findlay – BZA 2014-059**

Location: 6885 Williams Road, Map No.:181, Parcel: 2.06, Request for special exception approval allowing the establishment of a major home based business involving an indoor baseball training facility with relief from the standards for major-home based businesses relating to floor area, customer client visits per day and sign size for a property located in the RL, Low Density Residential zoning district.

**Motion to Approve the Request as the Only Business Allowed to Operate from Site**

**Motion Carried (4 For, 1 Against)**

**REQUEST WAS APPROVED WITH CONDITION**

**VI. Board Business**

Review of Board of Zoning Appeals Bylaws

**Ms Danielle Glouner presented proposed changes to the Zoning Ordinance as a courtesy to Board Members.**

**VII. Adjournment**